

**AMENDED AGENDA
BRIDGESTONE MUNICIPAL UTILITY DISTRICT**

Notice is hereby given pursuant to Texas Government Code, Chapter 551, that the Board of Directors (the "Board") of Bridgestone Municipal Utility District (the "District") will meet in regular session, open to the public, at the **Bridgestone MUD Operations and Water Education Center, 19720 Kuykendahl, Spring, Texas***, on **Tuesday, April 15, 2025**, at **6:00 p.m.**, at which meeting the following items will be considered and may be acted upon by the Board:

A. PLEDGES OF ALLEGIANCE TO UNITED STATES AND TEXAS FLAGS

B. PUBLIC COMMENT

Each person may have up to three (3) minutes to speak. Consistent with the Policy and Procedures for Public Comment (available on the District's website), persons desiring to offer public comment should complete a Public Comment Card and provide it to the General Manager. Consistent with applicable law, the Board may only respond with specific factual information or a recitation of existing policy. The Board will discuss matters listed on the agenda as those items come up for discussion during the meeting.

C. HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

D. CONSENT AGENDA

The following items are considered routine by the District and will be acted on by a single motion. No separate discussion will occur on these items unless a Board member requests the item be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

1. Minutes of prior meetings, including March 18, 2025
2. Approve pay estimates and change orders to construction contracts, as needed, for ongoing District projects listed under the Engineering Report below
3. Approve written consultant reports, including:
 - a. Strategic Partnership Agreement Audit Report
 - b. Detention Facilities Maintenance Report
 - c. Tax Assessor/Collector's Report, including tax-related checks
 - d. Delinquent Tax Attorney's Report
 - e. Bookkeeper's Report, including payment of bills, issuance of checks, and review of investments
 - f. Garbage and Recycling Collection Service Report
 - g. Communications Report
 - h. Operations Report
 - i. Engineering Report
4. Acceptance or conveyance of water line, sanitary sewer line and drainage dedications, easements, deeds or consents to encroachment

E. REGULAR AGENDA

The following items should consist of: (i) action on items not approved under the Consent Agenda; or (ii) additional questions/discussion desired by the Board. Consultants will not

discuss items contained in written reports unless requested by the Board or an item requires action by the Board.

1. Report on Applying Agreed-Upon Procedures to Construction, Engineering and Related Costs Reimbursable to GEP XI Birchway Spring Cypress for the Greystar development
2. Strategic Partnership Agreement Audit
3. Real Estate Consultant Report, including possible closed session regarding:
 - a. Water line easements and sanitary sewer line easements for All Seasons Plaza Retail Development Utility Extensions project
 - b. Sale of 2.78-acre tract on Gosling Road and Kuykendahl Road
4. Detention Facilities Maintenance Report, including authorizing repairs as needed
5. Tax Assessor/Collector's Report, including additional tax related checks, termination of service on delinquent accounts, and payment agreements
6. Delinquent Tax Attorney's Report
7. Bookkeeper's Report, including payment of additional bills, and issuance of additional checks
8. Garbage and Recycling Collection Service Report
9. Communications Report, including District website
10. Operations Report, including:
 - a. maintenance/repairs to District facilities
 - b. termination of service to and/or write-off of delinquent accounts
11. General Manager's Report, including:
 - a. request for District Operations and Water Education Center rental rate waiver for Community Family Summer Fun Program
 - b. audio/video equipment for District Operations and Water Education Center
 - c. construction/installation of walls at District facilities
 - d. check signing authority for bank account related to District Park and District Operations and Water Education Center
12. Engineering Report, including:
 - a. Requests for service, annexation and/or feasibility studies
 1. Spring BTR Development Reserve B
 2. Kreinhop Office Warehouse
 - b. Ongoing District projects, including:
 1. Projects in construction, including:
 - a. Water Plant No. 4
 - b. Wastewater Treatment Plant No. 2
 - c. Sanitary Sewer Rehabilitation – Phase II
 - d. SCADA
 - e. Water Plant & Lift Station Generator Replacement/Additions
 - f. Trinity Grove Water, Sewer & Drainage
 2. Projects in design, including:
 - a. Asset Management System
 - b. Website portal for engineering services including, but not limited to, plan reviews & feasibility studies
 - c. All Seasons Plaza Retail Development Utility Extensions
 - d. Wastewater Treatment Plant No. 1 Improvements
 - e. Sanitary Sewer Rehabilitation – Phase III

- f. Public Lift Station No. 9 and Utility Extension to Serve ONM Living Development
 - g. Relocation of Emergency Interconnect with Bilma PUD
 - h. Water Well No. 5
 - i. Waterline Extension to Serve Lin's International Buffet
 - c. Proposed projects, including:
 - 1. Water Model, Alternative Capacity Request (ACR), and Flushing Plan
 - d. Plan review encroachment requests, including:
 - 1. HTeaO Easement Encroachment
- 13. Resolution Adopting Rules for Acceptance of Electronic Bids
- 14. Director's Report
- 15. Park Manager's Report, including:
 - a. Resolution Amending Rules & Regulations Governing Use of Park, including possible committee assignment for future rule changes and possible executive session
 - b. water well for park pond
 - c. opening hours
 - d. ribbon cutting event
 - e. Bridgestone Greenways Conservancy nonprofit
 - f. park volunteers
 - g. landscape barriers
- 16. Rate Order amendments regarding homeowners association tap fees and leak adjustments
- 17. Security fee, including possible executive session
- 18. Water and sewer rate study
- 19. Attorney's Report, including:
 - a. Memorandum regarding participation in Board meetings via videoconference
 - b. Appeal to TCEQ of Resolution Removing Director Pursuant to Texas Water Code Section 49.052(g), including possible executive session
 - c. Cadence Creek Cottages Consent to Encroachment and Access Easement
 - d. Legislative update


F. PUBLIC COMMENT

In accordance with the Texas Open Meetings Act (Texas Government Code Chapter 551), during the meeting to which this Agenda applies the Board may adjourn to a closed or executive session to deliberate about any item listed above, whether or not a closed or executive session is specifically indicated for such item. Any such closed or executive session will be held at the time and place stated on this Agenda, and concerning only the subjects and only for purposes permitted by the Texas Open Meetings Act or other applicable law.

EXECUTED this 14th day of April 2025.



BRIDGESTONE MUNICIPAL UTILITY DISTRICT

By: 

Jon Polley
Polley Garza PLLC
General Counsel to the District

*Pursuant to Section 551.127, Texas Government Code, a quorum of the Board will be physically present at 19720 Kuykendahl, Spring, Texas 77379, which is open to the public. Other members of the Board may participate fully by videoconference and will be counted as present for all purposes.